

DIVISION 3. ASHEVILLE RIVERFRONT REDEVELOPMENT COMMISSION

Sec. _____. Creation; composition; terms of office; organization.

(a) *Creation.* It is hereby declared that the public welfare and interest of the citizens of the city and county will best be served by establishing and maintaining a commission for the sustainability and continued development of the riverfront, a vital area of western North Carolina's economic, cultural and visitor activity. To that end, there is hereby created and established a commission of the city and county (question - boundaries of the riverfront area?) to be known as the Asheville Riverfront Redevelopment Commission, referred to in this document as "commission."

(b) *Composition.* The commission shall consist of 11 members, except as provided in subsection (c) below. The appointed composition will be as follows:

(1) Two members appointed by the Buncombe County Board of Commissioners, with one being a Commissioner;

(2) Four members appointed by the City Council, with one being a Council member;

(3) Two members appointed by the Asheville Area Chamber of Commerce;

(4) Two members appointed by RiverLink; one appointee must be a river district property owner; and,

(5) The chairman of the River Design Review Committee will be a member of the Commission.

The members appointed by the City Council and County Commissioners from the private sector of the community shall represent various segments of the greater riverfront district community such as, but not limited to, property owners, merchants, residents, businesses and institutions, landscape architects or architects, civil engineers or related specialties; and shall have a willingness to participate actively in commission efforts; and shall possess expertise and interest in the sustainability and development of the riverfront.

Members of the commission shall receive no compensation for their service, but shall be entitled to reimbursement for out-of-pocket expenses in connection with their official duties.

(c) *Terms of office.* Members of the commission shall serve staggered, three-year terms, with the exception of the City Council and County Commission members, each of whom will serve according to the length of their respective terms of office; provided that the members serving on the commission as of the effective date of this document may continue to serve until their service on the City Council or County Commission ends, or until one of them resigns, at which time a change would be made.

(d) *Selection of officers.* The commission shall select annually from its members a chair and a vice-chair.

(e) *Meetings.* The commission shall establish its meeting schedule. Special meetings may be called by the chair or, in her/his absence, by the vice-chair, and special meetings shall be called upon the request of a majority of the members of the commission.

(f) *Attendance.* The failure of any commission member to attend 75 percent or more of the meetings of the commission held during a 12-month period, without an excused absence being approved by the chair, may be grounds for removal. Removal from the commission shall be at the discretion of the City or County for its appointees.

(g) *Voting.* A quorum shall be constituted by a simple majority of commission members, excluding vacancies. The chair or the presiding member of the commission shall vote on all matters of business considered by the commission.

(h) *Transaction of business.* The commission shall act as a body in the transaction of all business, unless a committee or member is duly authorized by the commission for a specific purpose. The committee is to be discharged upon the completion of the duties assigned to it, unless it is a permanent committee.

(i) *Appointment of committees.* The commission is authorized to appoint committees from its membership or the community at large. Committee functions shall be fixed by the commission at the time of appointment. Committees may be standing or ad hoc in nature and shall perform such duties as may be assigned by the commission.

(j) *Periodic reviews.* There will be periodic reviews by the City Council and County Commission of the progress of the commission as deemed necessary by the City and County.

Sec. _____. Purposes and powers.

(a) Subject to such limitations as may be imposed by state law or by ordinance of the City and County, the commission shall be embodied for the following purposes:

(1) Recommend to the City and County an overall policy for the continued development and sustainability of the riverfront.

a. Develop and recommend to the City and County a comprehensive strategy as may be deemed appropriate for the riverfront. Conduct regular evaluations and updates for the City of Asheville comprehensive strategic plan, the Wilma Dykeman Riverway Plan and all other plans affecting the French Broad River and Swannanoa River riverfronts within Buncombe County. Work toward the implementation of the multi-focused City-adopted Wilma Dykeman Riverway Master Plan for the areas it evaluates.

b. Recommend to the City and County appropriate land development policies for the riverfront. Conduct evaluations and updates for zoning, regulations and other policies for properties in the vicinity of the river areas (including but not limited to watershed policies, floodway management and greenway acquisition).

c. Recommend to the City and County what assistance, if any, is needed from professional consultants for riverfront efforts.

d. Recommend and monitor implementation of riverfront planning efforts. Provide recommendations as a part of the regular project/permit review process as applicable for the benefit of City and County officials for projects in the river areas.

(2) Provide recommendations for effective management of the public resources for the riverfront and actively pursue and assist private sector investment in the riverfront area for the welfare of the citizens of the City and County.

(3) Cooperate with and evaluate and represent the recommendations of other organizations, including, but not limited to, property owners, merchants, residents, businesses, tenants, institutions and other members of the riverfront community.

(4) In order to accomplish subsections (1) through (4) above, the commission shall:

a. Develop financial tools for riverfront development.

b. Evaluate existing plans and recommendations concerned with riverfront development.

c. Identify appropriate uses for the riverfront and identify developers/investors for riverfront development.

d. Coordinate riverfront commercial and residential development with property owners, merchants, residents, businesses, tenants, and institutions within the riverfront planning area as established by the commission.

e. Promote and facilitate the improvement of riverfront infrastructure, including water, public safety, parks, parking, transportation, utilities, sidewalks, sewer, streetscape.

f. Promote and facilitate marketing programs that focus on the riverfront area and meet the goals and mission statement of the commission.

1. Promote and facilitate a program to assist in business retention on the riverfront.
2. Promote and facilitate a marketing program to increase sales, visitors and awareness of the riverfront.
3. Promote and facilitate riverfront living.
- g. Promote, facilitate and act as liaison to catalytic developments significantly affecting the riverfront area.
- h. Provide City and County with representative community participation in preparing and implementing plans and reports concerning the development of the riverfront.
- (b) To carry out the purposes stated in subsection (a) of this section, the commission shall have the powers as follows:
 - (1) Subject to limitations as may be imposed by state law or by ordinance of the City and County, perform those tasks necessary and convenient to carry out the purposes of the commission for the public welfare;
 - (2) Make studies which further the implementation of its plans; and
 - (3) Actively encourage and pursue the participation of the public sector and private capital in implementing approved projects.

Sec. _____. Staffing.

- (a) The City of Asheville City Manager shall be responsible for providing staff support for the commission. The City Manager shall assign appropriate staff member who shall direct and carry out the annual work program of the commission and shall serve as secretary to the commission with no voting rights.
- (b) Technical experts and consultants outside ordinary staff available to perform such services needed to complete the approved work program elements shall be recommended by the commission in accordance with the state and federal, state and municipal policy pertaining to such selection.
- (c) An annual budget will be appropriated by the City of Asheville to achieve the mission and goals of the Riverfront Redevelopment Commission. Funding, in-kind services and other resources shall be provided by the strategic partners, including the City of Asheville, Buncombe County, RiverLink, Asheville Area Chamber of Commerce, Land-of-Sky and private property owners.

Sec. _____. Contracts.

The commission shall be authorized to enter into and to let contracts for necessary services provided to the commission in the manner provided by law for contracts, but shall not commit financial resources of either the City or County without prior approval from the funding agencies..